

**MEETING NOTICE**  
**CITY OF WARWICK**  
**ZONING BOARD OF REVIEW**

**DATE: TUESDAY, JANUARY 14, 2014**

**TIME: 6:00 P.M.**

**LOCATION: WARWICK CITY HALL**  
**CITY COUNCIL CHAMBERS TOP FLOOR**  
**3275 POST ROAD**  
**WARWICK, RI 02886**

**Petition #10091 Ward 3 2381 Post Road**

**The petition of Joni Auto Rentals, Inc., P.O. Box 7368, Warwick, RI, & Melvin's Tire Pro's, 2381 Post Road, Warwick, RI, for a request for a use variance to remove a 42 square foot portion of existing freestanding ground sign and construct a new 40 square foot Led digital sign, existing sign legal non-conforming, westerly side of Post Road (2381), Warwick, RI, Assessor's Plat 344, Lots 62 & 64, zoned General Business.**

**Petition #10092 Ward 8 1209 Centerville Rd.**

**The petition of Offshore Development, LLC., 612 Greenwich Avenue, Warwick, RI, for a request for a modification of a previously approval (#9313 – April 2009 to have ten (10) residential dwelling units on subject property, construction of three new buildings one containing three units and one existing single-family dwelling unit), said modification is to make the new units 2 feet wider so that each new building would be 6’ wider than the previously approved buildings, northwesterly side of Centerville Road (1209), Warwick, RI, Assessor’s Plat 250, Lot 3, zoned Residential A-15.**

**Petition #10093 Ward 2 447 Warwick Avenue**

**The petition of Joseph Casimiro, 447 Warwick Avenue, Warwick, RI, for a request for a dimensional variance/use variance/special use permit to convert existing detached commercial building located on subject property to a single-family residence, said building having less than required side yard setbacks, subject property containing existing commercial operation with less than required off street parking, northwesterly corner of Warwick Avenue (447) and Arthur Street, Warwick, RI, Assessor’s Plat 290, Lots 106 & 110, zoned General Business and Residential A-7.**

**Petition #10094 Ward 6 990 Buttonwoods Ave.**

**The petition of Peter Norquoy, 1854 Hendersonville Road, Ashville, NC for a request for a dimensional variance to demolish existing**

**dwelling and construct a new 28' x 50' dwelling, proposed dwelling having less than required front yard and side yard setbacks, proposed dwelling being higher than allowed, subject property being an undersized non-conforming lot, northerly side of Buttonwoods Avenue (990), Warwick, RI, Assessor's Plat 373, Lot 252, zoned Residential A-40.**

**Petition #10095 Ward 6 9 12th Avenue**

**The petition of Jeanne Pass, 9 12th Avenue, Warwick, RI, for a request for a dimensional variance to demolish existing dwelling and construct a new dwelling (approx. 50' x 50') with attached two car garage, proposed dwelling having less than required front yard and rear yard setbacks, subject property being an undersized lot, westerly side of 12th Avenue (9), Warwick, RI, Assessor's Plat 374, Lot 36, zoned Residential A-15.**

**Petition #10096 Ward 5 51 Harris Avenue**

**The petition of Christopher Levasseur, 51 Harris Avenue, Warwick, RI, for a request for a dimensional variance to legalize location of garage/shed accessory structure (portion of structure to be removed), accessory structure having less than required front yard and side yard setbacks, northerly side of Harris Avenue (51), Warwick, RI, Assessor's Plat 358, Lot 181, zoned Residential A-10.**

**Petition #10097 Ward 6 2477 West Shore Rd.**

**The petition of Veracruz Shabo LLC, 2477 West Shore Road, Warwick, RI, for a request for a dimensional variance and special use permit to convert existing auto service building to a car wash, to construct a 16.5' x 33' addition to building with less than required side yard setback, existing building having less than required side yard and side street setback, subject property having less than required off street parking, less than required landscaping and less than required landscape buffer, northerly side of West Shore Road (2477), Warwick, RI, Assessor's Plat 349, Lot 465, zoned Office.**

**Petition #10098 Ward 3 1689 Post Road**

**The petition of WJG Realty Company. LLC, 385 Hancode Street, Quincy, MA, for a request for a dimensional variance/use variance/special use permit, to have outdoor sales (fast food) on subject property, more than one non residential use on subject property, proposed sign being larger than allowed, subject property having less than required landscaping, westerly side of Post Road (1689), Warwick, RI, Assessor's Plat 322, Lot 209, zoned General Business.**

**Petition #10099 Ward 3 9 Roseland Ave.**

**The petition of Sherer Properties, LLC, 1059 Frenchtown Road, East**

**Greenwich, RI for a request for a special use permit and dimensional variance to occupy existing building for vehicle service and repairs, subject property having less than required landscaping and screening, less than required aisle width for parking and size less than required for required off street parking spaces, northerly side of Roseland Avenue (9), Warwick, RI, Assessor's Plat 322, Lots 256 & 258, zoned General Business.**

**BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND**

**Donald G. Morash, Jr., Chairman**

**\*Please be advised that the Zoning Board of Review has adopted Rules and Regulations governing the application process, submission of material, conduct of the public hearing on the application and responsibilities of an action to appeal a decision. These Rules and regulations are posted on the City's web site and are available for review in the Board's office during regular hours. All applicants and objectors are obliged to review these Rules and shall be held responsible for compliance therewith.**

**If there are any questions on the above petitions, please contact the Zoning Office at 738-2000, extension 6294. All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible**

**for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.**